FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending **01.07.2024 TO 30.09.2024.**

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	U70102BR2014PTC 022146	Name of Firm	**VASTU VASTAYA BUILDER PVT. LTD**
Firm Address :	SUJATA BAYPASS ANAND BIHAR COLONY BODHGAYA, GAYA-824231.		
Total Experience of promoter in Real Estate sector	10 YEARS		
Total Experience in Real Estate after Implementation of RERA	7 YEARS		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	1	
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project	2 1	

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP00356-28/06/R-1641/2024	Name of Project/Phase of Registered Project	**S K PALACE Block-C**
Name of Promoter	**VASTU VASTAYA BUILDER PVT. LTD DIRECTOR SATYENDRA KUMAR**	Project Address Tola Baiju Bigha Bodhgaya Gaya (Bihar)	Plot no.85 (O)/80(N) Khata no. 778(O)/999 (N) Thana No. 359 Mauza-Bodhgaya. Gaya, Bihar
Name of Co-promoter			
Project Registration is valid up to	26.03.2026		
Starting date of Project or Phase of the Project	01.02.2024		
Type of Project or Phase of the Project	1. Residential 2. Commercial 3. Residential-cum-Commercial 4, Plotted project	1. Residential	
Period of validity of map by the Competent Authority	26.03.2026 By Bodhgaya Nagar Parishad		

VASTU VASTAYA BUILDER PVT. LTD.

DIRECTOR DIRECTOR

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building /Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments in Promoter's share -	Total Number of Apartments in Landowner's share -
1	1. 1 BHK 2. 2 BHK, - 3. 3 BHK 4. Shop 5. Studio - 6. Plot etc.	7 7 22	3087 4032 18721	36	1. Booked / Allotted - 1 2. Sold-	Nil 3. Booked/ Allotted - Sold -
					Percentage of booking 2.78%	Percentage of booking

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted -	1
1.	35	2. Sold -	

V. DETAILS OF BUILDING APPROVALS

(If already filed along with Registration Application, then there is no need of further filing)

S. No.	Name of the Approval / N.O.C./ Permission / Certificate	Issuing Authority	Applied Date	Issuance Date	Enclosed as Annexure No.
1.	NOC for Environment	NA			
2.	Fire N.O.C.	YES	30.5.2023		
3.	Water Supply Permission	NA			
4.	NOC from Airport Authority of India	Airport authority of India, (Gaya)		17.01.2023	
5.	Other Approval(s), if any, required for the Project.	NA			

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No._____(To beaded for each Building / Wing)

S. No. (1)	Tasks/Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yy y)Format
1.	Excavation (if any)	100%	
2.	Basements (if any)	50%	
3.	Podiums (if any)	0%	

VASTU VASTAYA BUILDER PVT. LTD.

DIRECTOR DIRECTOR

4.	Plinth	0%	
5.	Stilt Floor	0%	
6.	Slabs of Super Structure	0%	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0%	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%	
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other	0%	
	requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities.	0%	

VII. AMENITIES AND COMMON AREA AND EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS				
S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Expected Completion date in (dd/mm/yyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	0%	

VASTU VASTAYA BUILDER PVT. LTD.

DIRECTOR DIRECTOR

2.	Water Supply	YES	0%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0%	
4.	Storm Water Drains	YES	0%	
5.	Landscaping & Tree Planting	NO		
6.	Street Lighting	YES	0%	
7.	Community Buildings	NO		
8.	Treatment and Disposal of Sewage and Sullage Water	YES	0%	
9.	Solid Waste Management & Disposal	YES	0%	
10.	Water Conservation / Rain Water Harvesting	YES	0%	
11.	Energy Management	YES	0%	
12.	Fire Protection and Fire Safety Requirements	YES	0%	
13.	Closed Parking	YES	0%	
14.	Open Parking	NO	0%	
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	
16.	Others (Option to Add More)	NO		

VIII. A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT

		PROPOSED YES/NO.	PERCENTAGE OF ACTUAL WORK DONE (As on date of certificate)	Expected Completion date in (dd/mm/yy) Format
1.	Internal Roads and foot paths			
2.	Water Supply			
3.	Sewerage Chambers Septic			

VASTU VASTAYA BUILDER PVT. LTD.

DIRECTOR DIRECTOR

4	Drains			
5.	Parks, Land Scaping and Tree Planting			
6.	Street Lighting			
7.	Disposal of sewage & sullage water			
8.	Water conservation/Rain Water Harvesting			
9.	Energy Management			

IX.	GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT		
(A)	Sr. No.		
	1.	Front Elevation	Attached
	2.	Rear Elevation	
	3.	Side Elevation	Attached
(B)		Photograph of each floor	

X.	FINANCIAL PROGRESS OF THE PROJECT	
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	CENTRAL BANK A/C NO 5412428874
2.	Estimated Cost of the Project including land cost at the start of the Project	9,42,16,371.00
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	
4.	Any Variation in Development Cost which is declared at the start of the Project.	
5.	Amount received during the Quarter	12,87,624.76
6.	Actual Cost Incurred during the Quarter	11,37,125.56
7.	Net amount at end of the Quarter	1,55,448.89
8.	Total expenditure on Project **till date**	89,42,773.56
9.	Cumulative fund collected till the end of Quarter in question	
10.	Cumulative expenditure done till the end of Quarter in question	

VASTU VASTAYA BUILDER PVT. LTD.

DIRECTOR DIRECTOR

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED

XII. MISCELLANEOUS		
A	List of Legal Cases (if any) – On Project / Promoter	
1.	Case No.	
2.	Name of Parties	
3.	No of Execution Cases against this project Case No. Name of Parties	
4.	No of Suo - Moto cases against this project Case No. Name of Parties	
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	
2.	Agreement for Sale	
3.	No. of possessions given to allottees	
XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART		
Weather the project in progress is as per time schedule or lagging behind?		

Undertaking:

I/we solemnly affirm, declare and undertake that all the details stated above are true to the best of my knowledge and nothing material has been concealed here from. I am/we are executing this undertaking to attest to the truth of all the foregoing and to apprise the Authority of such facts as mentioned as well as for whatever other legal purposes this undertaking may serve.

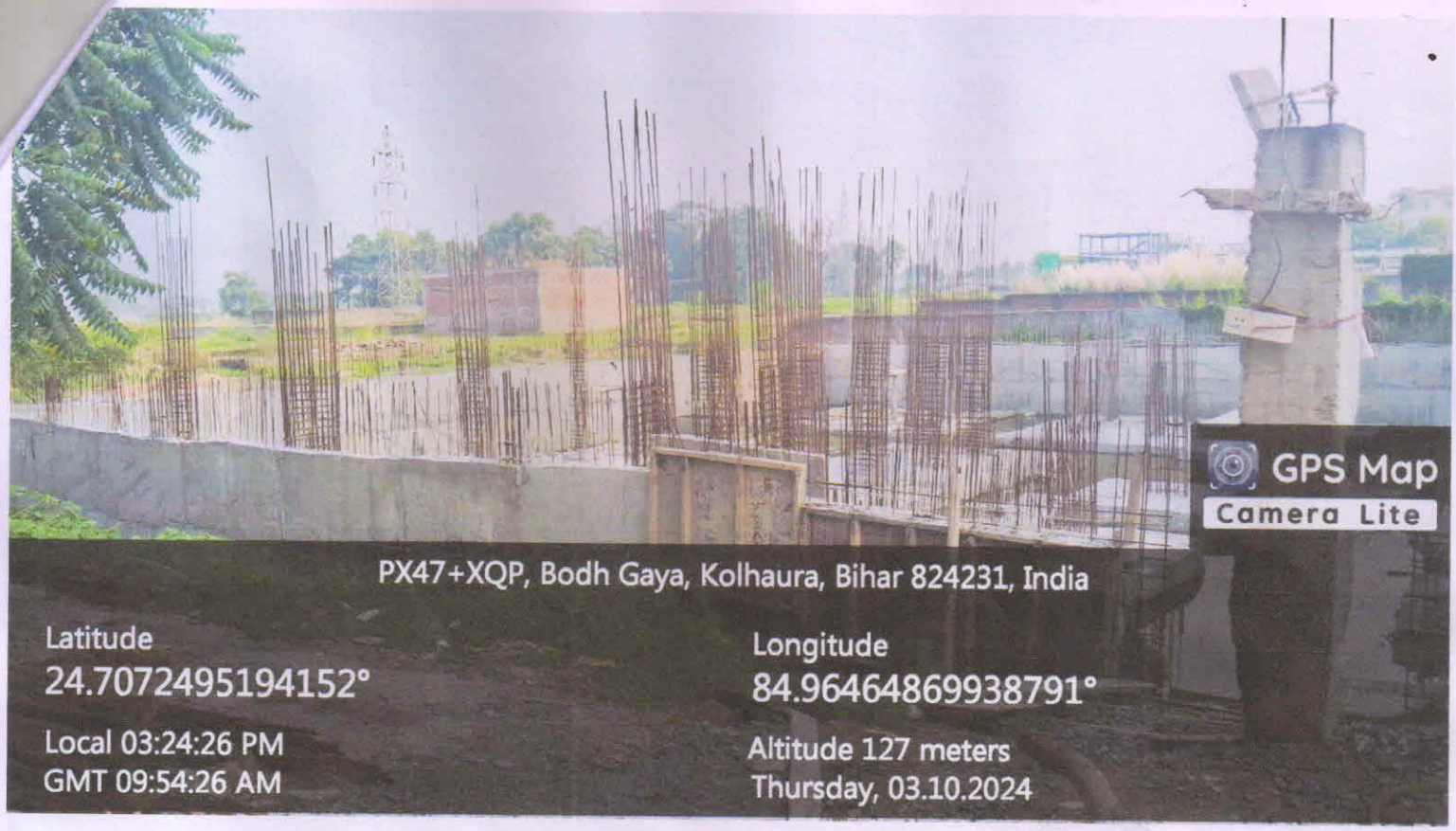
VASTU VASTAYA BUILDER PVT. LTD.

DIRECTOR DIRECTOR

Signature of Promoter

Name: SATYENDRA KUMAR

Date: 03.10.2024



VASTU VASTAYA BUILDER PVT. LTD.

DIRECTOR DIRECTOR



VASTU VASTAYA BUILDER PVT. LTD.

DIRECTOR DIRECTOR

INDIA NON JUDICIAL

Government of Bihar

e-Stamp

Certificate No.	:	IN-BR-2401628589
Certificate Issue Date	:	12-Sep-2024 03:10 PM
GRN No.	:	BHR20240902299900E
Unique Doc Reference	:	ESTT-BR-3500-2400028337
Party Name	:	VASTU VASTAYA BUILDER PVT LTD
Purchased by	:	VASTU VASTAYA BUILDER PVT LTD
Purpose	:	NA Article no (NA)
Stamp Duty Paid (Rs.)	:	1000 (One Thousand Only)
Reg. Fee (Rs.)	:	0 (Zero Only)
LLR & P Fee (Rs.)	:	0 (Zero Only)
Miscellaneous Fee (Rs.)	:	0 (Zero Only)
Discore SC (Rs.)	:	0 (Zero Only)
Total Amount (Rs.)	:	1000 (One Thousand Only)

WELFARE STAMP बिहार BIHAR पच्चीस रुपये RUPEES TWENTY FIVE BRST2819702C2328L 28-MAR-2023

CENTRAL CO-OPERATIVE BANK GAYA

(Annexure 1)

Guidelines for formation of Allottees' Association by promoter to meet the obligations as per Section 11 (4) (e) of Real Estate (Regulation and Development) Act, 2016

These Guidelines are being issued for the limited purpose of formation of Association of Allottees in order to fulfil the mandate as prescribed in section 11(4) (e) of RERA Act, 2016 so that the names of the allottees/ Members on record and for reporting purpose in order to avoid any litigation and for the purpose of grievance redressal at the level of RERA Bihar.

Other functions of Association of Allottees as mandated in Section 11(4) (1) and other legal obligations tor example execution of conveyance deed of common areas etc. to the Association of Allottees as mandated by Section 17 of the Act. would be fulfilled by Association of Allottees after the Association of Allottees gets registered under appropriate law and with competent Authority as notified by State Government from time to time

IN 2401634733

Statutory Alert:
1. The authenticity of this Stamp certificate should be verified at https://enibandhan.bihar.gov.in or using enibandhan Mobile App.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

Modal Byelaws and other memorandum would be prepared as per the law prescribed by State Government.

The formation of association should be reported by the promoter to the Authority in the QPR using a non-judicial stamp of at least Rs. 1000/-

Article 1: Name and Address

1. Name : **S K PALACE BLOCK - C**
   The name of the association shall be **[S K Palace Block – C]** Allottees Association
1. Office Address: **Tola Baiju Bigha, Bodghaya, Gaya (Khesra/Plot No – 85 (O)/80 (N), Khata no – 778 (O) /999 (N), Thana No – 359, Mauza – Bodhgaya), Dist. Gaya, Bihar.**

Article 2: Purpose and Objective

A. Purpose:

The primary purpose of the association is to safeguard the interests of all allottees and communications per Section 11 (4) (e) RERA Act, 2016. Promoter is responsible For formation of this association.

B. Objectives:

- To represent the collective interests of the allottees.
- To ensure transparency in dealings related to allotments.
- To engage with relevant authorities for infrastructural development etc.

Article 3: Membership

There would be two committees in each Association of Allottees:

i. **General Body**

All the allottees who have made bookings in the project would be members of the General Body by virtue of holding the status as Allottee.

ii. **Executive Committee**

All the members of the association, the General Body, would elect office bearers of the Executive Committee, one president, one secretary and one treasurer from amongst them as office bearers. In case, the total number of allottees in a real estate project is more than 50, one additional post of joint secretary would be created. These office bearers would jointly constitute the executive committee and would be entitled to take up issues concerning allottees on their behalf. The elected office bearers would hold the post for a period of three years.

Article 4: Time of formation

Promoter shall form this Association of Allottees within a period of three months as soon as majority of allottees have made booking i.e. the number of bookings exceeds half of the total number of units in a given real estate project.

Article 5: Filling the vacant posts of office bearers

In case any post of the office bearers becomes vacant for any reason (resignation/death etc.) the same shall be filled within three months from the date of Vacancy. The vacant post will be filled for remainder term of the person who vacated the office.

Members of the association would vote for election of the vacant post in same manner in which an office bearer is to be elected as mentioned in Article 4.



Article 6: Format for providing information about the association of allottees formed by the promoter as per Section 11 (4) (e) of RERA Act.

Name of the Project: - S K PALACE BLOCK - C

Name of the Association: - S K PALACE BLOCK – C

Details of the Members of General Body (Details of Allottees)

Sr. No	Name of the Allottee	Flat No.	Parking Space Details	Mobile No. of allottee	Address the allottee	Re Marks
1.	Parmod Kumar	Flat no. 303, 3rd Floor		9308444157	Naresh niket, Sri Krishna nagar, east of shiv mandir, Aurangabad, Bihar, 824101.	

Details of the office bearers

Sr. No.	Post	Name of the office bearer	Flat No.	Mobile No. of office bearer	Address of the office bearer	Re marks
1.	President	Parmod Kumar	Flat no. 303, 3rd Floor		S K Palace Block C Apartment, Tola Baiju Bigha, Bodghaya, Gaya	
2.	Secretary					
3.	Joint Secretary (If the total no. of allottees in a project is more than 50)					
4.	Treasurer					

Undertaking:

We solemnly affirm, declare and undertake that all the details stated above are true to the best o our knowledge and nothing material has been concealed here. We are executing this undertakin to attest to the truth of all the foregoing and to apprise the Authority of such facts as mentione as well as for whatever other legal purposes this undertaking may serve.

Signature of President

Signature and Stamp of Promoter

VASTU VASTAYA BUILDER PVT. LTD.

DIRECTOR DIRECTOR

Signature of Secretary

Date: 13/10/2024

Signature of Joint Secretary (If any)

Signature of Treasurer

Stamp of Association of Allottees

S K PALACE BLOCK C ASSOCIATION

No 203 Dated 14/10/24

Solemnly affirmed before me

Notary Gaya (Bihar) India

14/10/24

NOTARY

AMADHESH KUMAR

Area Gaya

Govt. No-AR-6788

Bihar

GOVT. OF BIHAR